

IN RE: PETITION FOR RESIDENTIAL VARIANCE* BEFORE THE
W/S Log Trail Way, 80' N of
Timber View Way
(3916 Log Trail Way)
4th Election District
3rd Councilmanic District
Joseph E. Chancellor, et ux
Petitioners

* ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-50-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1A04.3.A.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 42 feet in lieu of the required 50 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of September, 1991 that the Petition for Residential Variance from Section 1A04.3.A.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 42 feet in lieu of the required 50 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Petitioners shall not allow or cause the proposed addition to be converted to a second dwelling unit and/or apartments. There shall be only one kitchen for the entire dwelling.

3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

September 12, 1991

Mr. & Mrs. Joseph E. Chancellor
3916 Log Trail Way
Reisterstown, Maryland 21136

RE: PETITION FOR RESIDENTIAL VARIANCE
W/S Log Trail Way, 80' N of Timber View Way
(3916 Log Trail Way)
4th Election District - 3rd Councilmanic District
Joseph E. Chancellor, et ux - Petitioners
Case No. 92-50-A

Dear Mr. & Mrs. Chancellor:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Mr. Dan Moore
Baltimore Builders
8523 Edenton Road, Fulton, Md. 20759

People's Counsel

File

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1A04.3.A.3 - to allow a side yard setback of 42' in lieu of the required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason(s) (Indicate hardship or practical difficulty):
Rear of existing house has deck, patio and steep slope; south side of the dwelling is the only practical location for addition.

Rear of existing house has existing deck, patio, septic tank, and steep slope, a rear addition would also block natural light and ventilation to kitchen, breakfast area, dining room and rec room; south side of dwelling is the only practical location for addition.
Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):
Joseph E. Chancellor
(Type or Print Name)
Signature: *Joseph E. Chancellor*

Address:
3916 Log Trail Way
(Type or Print Name)
Signature: *Joseph E. Chancellor*

City/State/Zip Code:
Reisterstown, Maryland 21136
Signature: *Joseph E. Chancellor*

Address:
3916 Log Trail Way
(Type or Print Name)
Signature: *Joseph E. Chancellor*

Address:
Reisterstown, Maryland 21136
City/State/Zip Code:
Signature: *Joseph E. Chancellor*

Address:
Reisterstown, Maryland 21136
City/State/Zip Code:
Signature: *Joseph E. Chancellor*

Address:
Reisterstown, Maryland 21136
City/State/Zip Code:
Signature: *Joseph E. Chancellor*

ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of September, 1991, that the subject matter of this petition be posted on the property on or before the 12th day of September, 1991.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of September, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County.



REVIEWED BY: _____ DATE: _____
ORDER RECEIVED FOR FILING
Date: 9/22/91
By: JRH

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

92-50-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/so presently reside at 3916 Log Trail Way
Reisterstown, Maryland 21136
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)
Practical Difficulty Rear of existing house has existing deck, patio, septic tank, and steep slope, a rear addition would also block natural light and ventilation to kitchen, breakfast area, dining room and rec room; south side of dwelling is the only practical location for addition.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Joseph E. Chancellor
AFFIANT (Handwritten Signature)
Joseph E. Chancellor
AFFIANT (Printed Name)



Joseph E. Chancellor
AFFIANT (Handwritten Signature)
Joseph E. Chancellor
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of July, 1991, before me, a Notary Public of the State of Maryland, in and to the effect aforesaid, personally appeared

Joseph E. Chancellor and Judith M. Chancellor

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

July 22, 1991
NOTARY PUBLIC

Joseph E. Chancellor
NOTARY PUBLIC

My Commission Expires: 10/1/91

ZONING DESCRIPTION

Beginning at a point on the West side of Log Trail Way which is 50' wide at the distance of 80' north of the centerline of Timber View Way which is 50' wide. Being Lot 19, Section 1 in the subdivision of Worthington Hillside II, as recorded in Baltimore County plat Book 52 Folio 84 containing 1.37 acres in lot. Also known as 3916 Log Trail Way and located in the 4th Election District (3rd Councilmanic district)

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: August 26, 1991
Posted for: Residential Variance
Petitioner: Joseph E. Chancellor et ux
Location of property: W/S Log Trail Way, 80' N of Timber View Way
3916 Log Trail Way
Location of Sign: In front of 3916 Log Trail Way
Remarks: See attached
Posted by: J. Radcliffe Date of return: August 30, 1991
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

Account: R-001-6150
Number

PAID TO RECEIVED
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PA 0011464008-07-01
Please Make Checks Payable To: Baltimore County

Cashier Validation

11 West Chesapeake Avenue
Towson, MD 21204

September 4, 1991

887-3353

Mr. & Mrs. Joseph E. Chancellor
3916 Log Trail Way
Reisterstown, MD 21136

RE: Item No. 58, Case No. 92-50-A
Petitioner: Joseph E. Chancellor, et ux
Petition for Residential Variance

Dear Mr. & Mrs. Chancellor:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI, IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353

Your petition has been received and accepted for filing this
7th day of August, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
James E. Hoff
Chairman,
Zoning Plans Advisory Committee

Petitioner: Joseph E. Chancellor, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: August 23, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Townshend Property, Item No. 57
Chancellor " " 58
Kane " " 59
Goldman " " 60
Anton " " 61
Wilhelm " " 63

In reference to the Petitioner's request, staff offers no
comments.
If there should be any further questions or if this office can
provide additional information, please contact Jeffrey Long in the
Office of Planning at 887-3211.

PK/JL:rdn
ITEMS7/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: August 23, 1991

FROM: Robert W. Bowling, P.E.
Zoning Advisory Committee Meeting
for August 20, 1991

The Developer's Engineering Division has reviewed
the subject zoning items and we have no comments for
Items 55, 57, 58, 59, 60, 61 and 63.

For Item 57, this site must be submitted through the
minor subdivision process for review and comments.

For Item 45, a revised County Review Group Meeting is
required for these additions.

For Item 49, the previous County Review Group Comments
are still applicable.

For Item 56, the location given for the sign appears
to be within the right of way of the public road.

Robert W. Bowling, P.E.
ROBERT W. BOWLING, P.E., Chief
Developer's Engineering Division

RWB:c

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: September 26, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 20, 1991

This office has no comments for item numbers 45, 52, 55, 56, 57, 58,
59, 60, 61 and 63.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
September 27, 1991

TO: ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: RICHARD F. SEIM, PLANS REVIEW CHIEF,
DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 58
PROPERTY OWNER: Joseph E. Chancellor, et ux
LOCATION: W/S Log Trail Way, 80' N of Timber View Way
(#3916 Log Trail Way)
ELECTION DISTRICT: 4th
COUNCILMANIC DISTRICT: 3rd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE
FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF
MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE
HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE
SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT
BALTIMORE COUNTY BUILDING CODE.
- (✓) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN.
SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE
REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING
USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND
ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE
TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0
COUNCIL BILL #192-90 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE,
TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A
FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE
SUBMITTED.

APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY
COUNCIL BILL #192-90 EFFECTIVE 1/13/91

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204
August 16, 1991
887-3353

Joseph and Judith Chancellor
3916 Log Trail Way
Reisterstown, MD 21136

Re: CASE NUMBER: 92-50-A
LOCATION: W/S Log Trail Way, 80' N of Timber View Way
3916 Log Trail Way

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case
number. Any contact made with this office should reference the case number. This letter also serves as a
refresher regarding the administrative process.

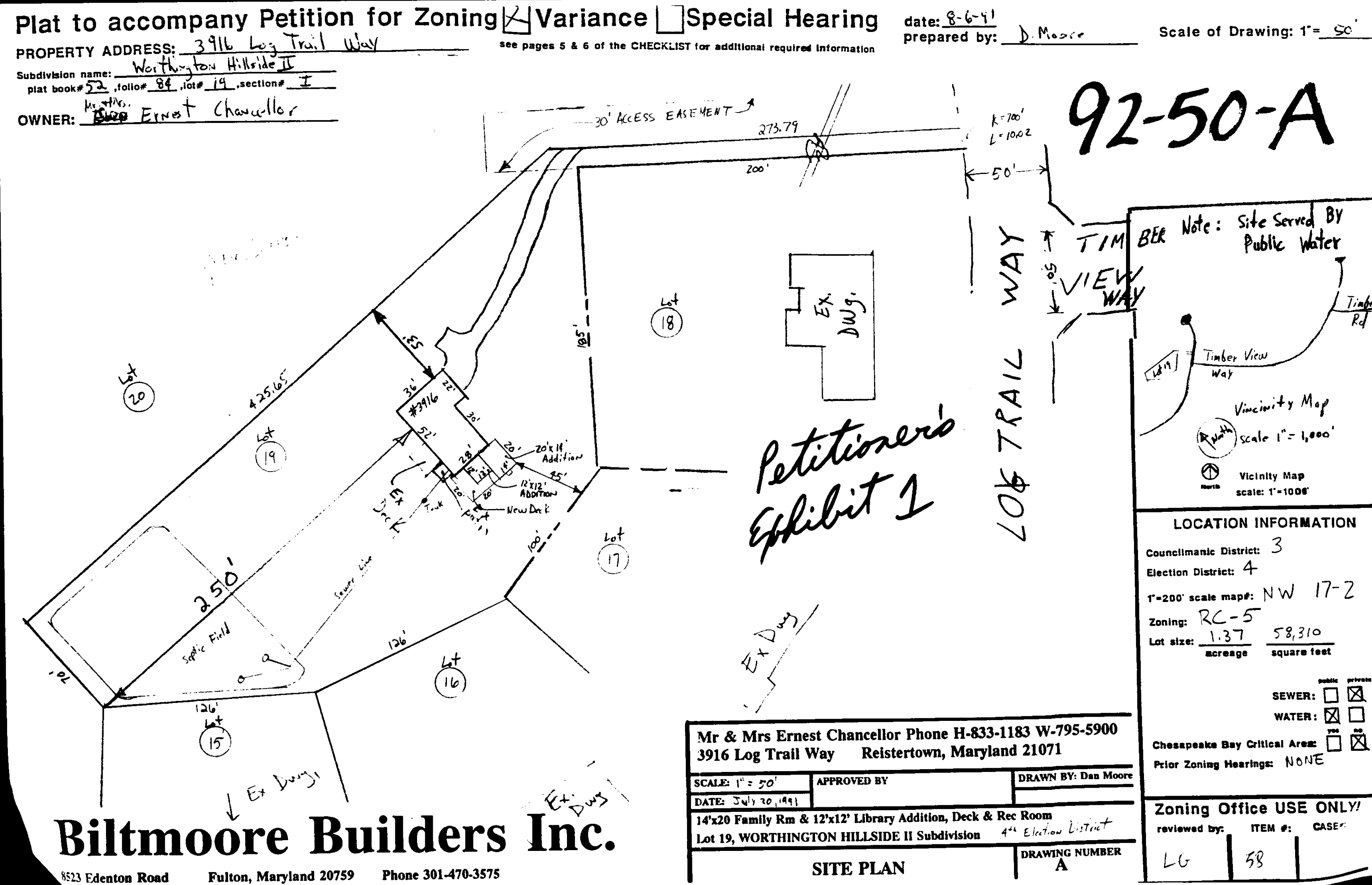
- 1) Your property will be posted on or before August 25, 1991. The closing date is September 9, 1991.
The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the
closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order
will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that
the matter be set in for a public hearing. You will receive written notification as to whether or
not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the
Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers.
Charges related to the reporting and advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after
the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE
PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND
THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE
FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR
DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,
G. G. Stephens
(301) 887-3391

Dan Moore - Baltimore Builders

COPY

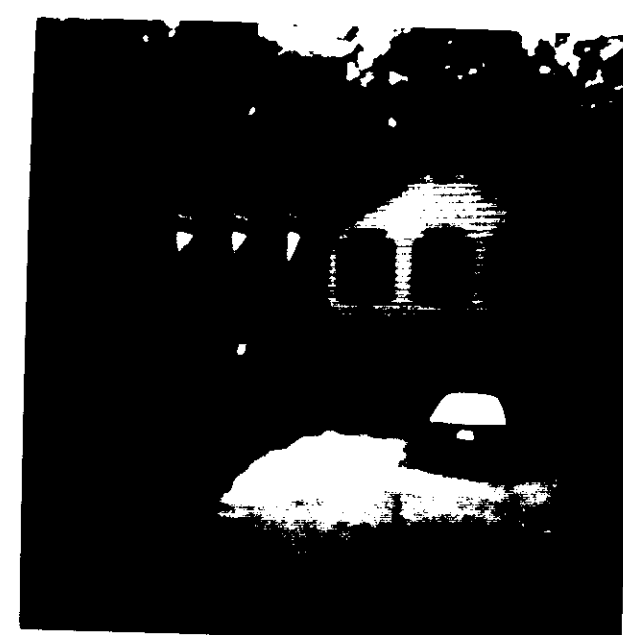




2016 Aerial View of
Property



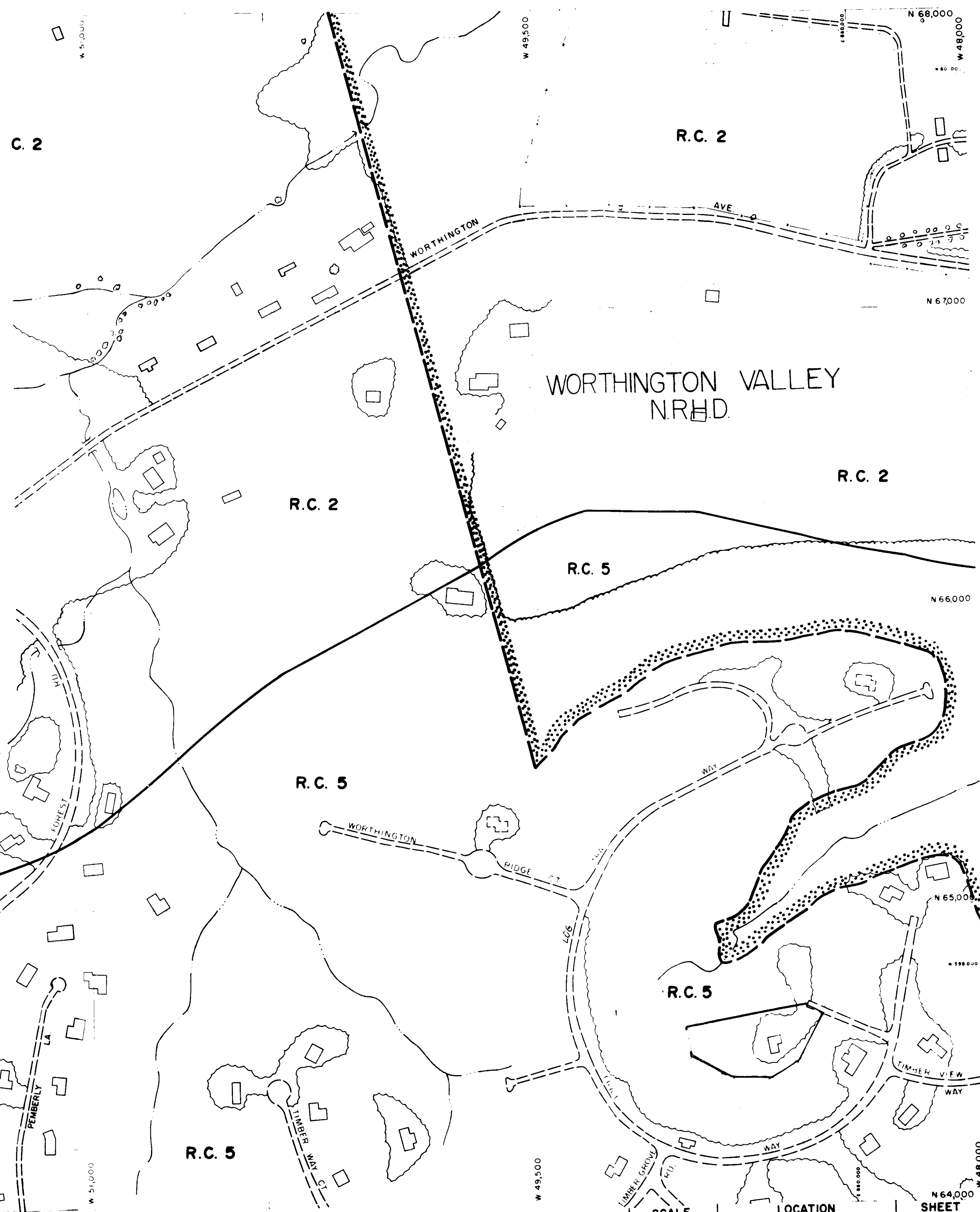
2016 Aerial View of
Property



2016 Aerial View of
Property



2016 Aerial View of
Property



1988 COMPREHENSIVE ZONING MAP
Adopted by Baltimore County Council
Oct. 23, 1988

140-69, 140-70, 140-71, 140-72, 140-73, 140-74, 140-75, 140-76, 140-77, 140-78, 140-79, 140-80, 140-81, 140-82, 140-83, 140-84, 140-85, 140-86, 140-87, 140-88, 140-89, 140-90, 140-91, 140-92, 140-93, 140-94, 140-95, 140-96, 140-97, 140-98, 140-99, 140-100

Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

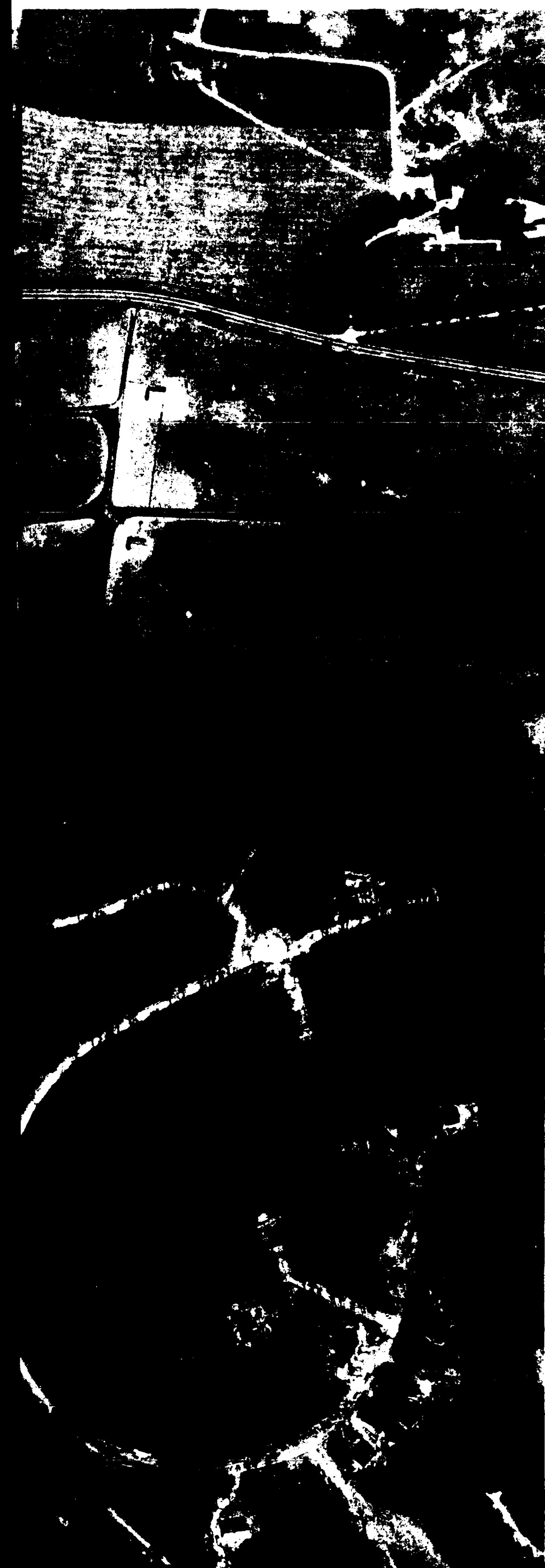
WORTHINGTON

SHEET

N.W.

17-1

92-50-A



SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

WORTHINGTON

SHEET

N.W.
17-1

92-50-A

58